



# CALIFORNIA STATE PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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## STATE PUBLIC WORKS BOARD

July 14, 2000

### MINUTES

#### **PRESENT:**

Ms. Annette Porini, Chief Deputy Director, Department of Finance  
Ms. Karen McGagin, Deputy Director, Department of General Services  
Mr. James Roberts, Chief Deputy Director, Project Development, Department of Transportation  
Ms. Donna Lucas, Director, Public Finance Division, State Treasurer's Office  
Ms. Cindy Aronberg, Deputy Controller, Health, State Controller's Office

#### **ADVISORY MEMBER:**

Director, Employment Development Department

#### **LEGISLATIVE ADVISORS:**

Assembly Member, Darrell Steinberg  
Assembly Member Kevin Shelley  
Assembly Member Sally Havice  
Senator Richard G. Polanco  
Senator  
Senator

#### **STAFF PRESENT:**

James E. Tilton, Administrative Secretary, State Public Works Board  
Madelynn McClain, Secretary, State Public Works Board  
Mr. Steve Lehman, Principal Program Budget Analyst  
Mr. Brian Dewey, Budget Analyst

#### **OTHERS PRESENT:**

Darlene Maston, Department of Corrections  
Ken Swarm, Department of Corrections  
Kent Pivonka, Project Management Branch, Department of General Services  
Kathy Vestal, Project Management Branch, Department of General Services  
Chuck Stevens, Project Management Branch, Department of General Services  
Robert Benton, Project Management Branch, Department of General Services  
Teresa Kaneko, Project Management Branch, Department of General Services  
Marcia Grimm, State Coastal Conservancy  
Peter Brand, State Coastal Conservancy  
Pat McKeever, Department of Corrections  
Jeri Clark, Department of General Services

#### **CALL TO ORDER AND ROLL CALL:**

Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:00 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

**APPROVAL OF MINUTES:**

Mr. Tilton reported staff had reviewed the minutes from the June 9, 2000 meeting, and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

**Hearing no objections, the minutes of June 9, 2000, were unanimously approved.**

**BOND ISSUES:**

Mr. Tilton reported that there was one bond item.

Item #1, Department of Youth Authority, Heman G. Stark Youth Correctional Facility, Correctional Treatment Center. This resolution authorizes interim financing.

Mr. Tilton noted that staff recommends approval of the resolution.

**A motion was made by Mr. Roberts and seconded by Ms. Lucas to approve Agenda Item #1 of the bond calendar. The motion was adopted by a 5-0 vote.**

**CONSENT CALENDAR:**

Mr. Tilton noted that the Consent Calendar covered Items #2 through #23.

Mr. Tilton indicated that in summary, the consent calendar proposed thirteen requests to approve preliminary plans, one request to recognize scope change, two requests to approve an augmentation, one request to recognize anticipated deficit, one request to approve a resolution authorizing site selection, one request to approve a resolution authorizing site selection and acquisition, one request to approve a resolution authorizing conveyance of surplus of real property, one request to revise a prior Board action authorizing site selection and acquisition, one request to approve the redirection of project savings to accommodate the construction of small management yards, two requests to approve the use of Inmate Day Labor, and one request to authorize combined bids.

Mr. Tilton noted that there were two 20-day letters. Item #17, Department of Corrections, California State Prison-San Quentin, San Quentin, Marin County, Correctional Treatment Center, Phase II. Mr. Tilton noted that there was a clarification to the request. This request reflects an 11.9 percent cumulative total. A 20-day letter was sent to the Legislature on April 21, 2000. The Joint Legislative Budget Committee responded with direction that the scope change issue be dealt with during the budget subcommittee process. No issues were raised by the subcommittee on this scope change and the project can now proceed.

Item #21, California Community Colleges, Feather River Community College District, Feather River College, Plumas County. Mr. Tilton notes that there was a clarification to the project title. The title of the project should read, "Physical Plant Foundation Reconstruction". A 20-day letter was sent to the Legislature on June 12, 2000, without comment.

Mr. Tilton then indicated that there were a few corrections to the consent calendar. Item #5, Department of General Services, Sacramento County, Butterfield State Office Building. The authority should read, "Chapter 324/98". Item #7, Department of General Services, California Department of Corrections, California State Prison, Kern County at Delano II, Site Selection. The authority should read, "Chapter 50/99".

**A motion was made by Ms. McGagin, and Seconded by Mr. Roberts to adopt the revised Consent Calendar, and to approve Agenda Items #2 through #23.**

**The revised consent calendar was adopted by a 3-0 vote.**

**ACTION ITEMS:**

Mr. Tilton noted there was one action item.

Item #24, Department of Forestry and Fire Protection, Lassen-Modoc Ranger Unit Headquarters, Lassen County, Replace Apparatus Building and Auto Shop. The requested action will approve project termination and reversion. There is a correction to the authority; the second line should read Chapter 50/99.

**A motion was made by Mr. Roberts, and Seconded by Ms. McGagin to approve project termination and reversion.**

**The Action Item was adopted by a 3-0 vote.**

**OTHER BUSINESS:**

Mr. Tilton noted that there were no items of other business.

**REPORTABLES:**

Mr. Tilton indicated there were eight reportables.

Ms. Porini then asked if there were any comments from the public. Ms. Jeri Clark, Department of General Services, representing Ms. Cheri Johnson, Department of General Services, requested to speak. In reference to Consent Item #4, Department of General Services, State Office Building at Butterfield Way, Sacramento County, Light Rail Site, Ms. Clark raised some questions regarding the wording of the resolution. Ms. Porini noted that this was a request that staff could solve and thanked her for bringing it to the Board's attention.

**NEXT MEETING:**

Mr. Tilton noted that the next PWB meeting is set for Friday, August 11, 2000 at 10:00 a.m., in Room 113.

Having no further business, the meeting was adjourned at 10:10 a.m.

## **BOND ITEMS**

### **BOND – ITEM 1**

**DEPARTMENT OF YOUTH AUTHORITY (5460)  
HEMAN G. STARK YOUTH CORRECTIONAL FACILITY  
CORRECTIONAL TREATMENT CENTER**

*Authority: Chapter 50/99, Item 5460-301-0660 (6)*

**a. Adopt a resolution to include the following:**

1. Authorize the sale of the State Public Works Board (SPWB) Lease Revenue Bonds.
2. Approve the form of and authorize the execution of the Construction Agreement between the Department of Youth Authority and the State Public Works Board.
3. Approve the form of and authorize the execution of new and/or amended Facility Leases between the Department of Youth Authority and the State Public Works Board.
4. Approve the form of and authorize the execution of new and/or amended Site Leases between the Department of Youth Authority and the State Public Works Board.
5. Authorize the use of interim financing to be paid from the Public Building Construction Fund from the proceeds from the sale of the bond.

**Total estimated project cost:        \$1,978,000**

**APPROVED.**

## BOND ITEMS

### STAFF ANALYSIS – ITEM 1

Heman G. Stark Youth Correctional Facility-Correctional Treatment Center

#### Action Requested

**The requested action would authorize interim financing of \$1,978,000 for the Heman G. Stark Youth Correctional Facility Correctional Treatment Center. These funds are to be repaid from the proceeds of the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** This project will construct a 2,880 gsf Mental Health Services building located to the east of the existing infirmary. The building will consist of professional staff offices/interview rooms, group-counseling rooms, ward holding rooms, ward rest room, a secretarial and reception room, a workroom and testing room, staff restrooms, and mechanical room. Exterior walls will be masonry with brick veneer and the interior wall will be plaster. This project will also upgrade the existing 9,050 gsf Infirmary into a licensed Correctional Treatment Center. Flooring will be replaced with vinyl tile, all walls will be painted and some ceiling tiles will be replaced. Patient rooms will be renovated to create 14 rooms with beds, toilets, and sinks. Patient room windows will be replaced with security windows. Scope includes fire/smoke dampers, ADA compliance, nurse call, emergency generator, transfer switch, and diesel fuel tank.

#### Funding and Project Cost Verification

**This project is within cost.**

\$2,437,000 total estimated project cost

\$276,000 project funds previously allocated: preliminary plans (\$106,000) and working drawings (\$170,000)

\$2,161,000 project funds to be allocated: construction (\$1,824,000 contract, \$115,000 contingency, 209,000 A/E, and \$13,000 agency retained).

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 12, 1999, and the waiting period expired on April 16, 1999.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	February 2000
Complete construction:	February 2001

**Staff Recommendation: Approve resolution authorizing interim financing.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 2**

**DEPARTMENT OF JUSTICE (0820)**  
**SACRAMENTO, SACRAMENTO COUNTY**  
Parking Lot Improvements

*Authority: Chapter 52/00, Item 0820-301-0001 (4), (5)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 2

Department of Justice, Parking Lot Improvements

#### Action Requested

**The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** The project consists of clearing, grading, and paving to expand the parking lot at 4949 Broadway, and sealing a portion of an existing lot. The new lot will have 2" rubberized asphalt concrete paving over a 6" aggregate base. Striping, handicap pavement markings and signage, storm drainage, fencing, and parking lot lighting are also included.

#### Funding and Project Cost Verification

**This project is within cost.** The Department of Justice (DOJ) received a \$199,000 grant from the California Integrated Waste Management Board in October 1998 to engage in a demonstration project for the use of rubberized asphalt as a means of recycling worn tires. The DOJ began the parking lot project at this time with the grant funds. Subsequently DOJ has determined that additional capital outlay funds were necessary to complete the project. These additional funds were provided in the 2000-01 Budget Act.

\$313,000 total estimated project cost

\$199,000 project costs previously allocated: \$31,000 preliminary plans and working drawings;  
\$168,000 construction

\$114,000 project costs to be allocated for the remainder of construction (\$242,000 contract,  
\$12,000 contingency, \$28,000 A & E) at CCCI 3909

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on October 23, 1998, and the waiting period expired on November 30, 1998.

#### Project Schedule

**The proposed project schedule is as follows:**

Approve working drawings: July 2000

Complete construction: May 2001

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 3**

**CALIFORNIA SCIENCE CENTER (1100)**  
**LOS ANGELES COUNTY**  
Technology Hall and Hall of Health Remodel

*Authority: Chapter 50/99, Item 1100-301-0001(2), as reappropriated by  
Chapter 52/00, Item 1100-490(2)  
Chapter 52/00, Item 1100-301-0267 (1), (2)*

**a. Approve preliminary plans**

**APPROVED.**



## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 3

California Science Center, Remodel Technology Hall and Hall of Health

#### Action requested

**The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** This project will remodel the Technology Hall (30,672 gsf) and the Hall of Health (9,072 gsf) buildings in order to relocate administrative staff from the armory building located in Exposition Park. Work will include refurbishing/replacing the mechanical and electrical systems, replacing the existing lighting, adding new and remodeling existing toilets, adding interior partitions, installing carpeting, and adding several skylights to the windowless buildings.

#### Funding and Cost Verification

**This project is not within cost.** A scope and budget study concluded that repair of the Technology Hall and Hall of Health's existing 35 and 40 year-old HVAC systems was feasible, and included estimates for that work. However, during the preparation of preliminary plans, it was determined that repair of the existing systems was not practical, requiring new units to be installed at a higher cost. DGS has identified a potential project deficit of \$194,000. The Science Center has been directed to employ value engineering during the working drawing phase in order to bring the project within cost

\$2,500,000 total estimated project cost

\$115,000 project costs previously allocated for preliminary plans

\$2,385,000 project costs to be allocated: working drawings \$114,000; construction, \$2,271,000 (\$1,950,000 contract, \$136,000 contingency, \$185,000 A&E) at CCCI 3745

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 13, 2000, and the waiting period expired on June 18, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: September 2000

Complete construction: April 2001

**Staff Recommendation: Approve preliminary plans and release of working drawing funds.**

## CONSENT ITEMS

### CONSENT – ITEM 4

DEPARTMENT OF GENERAL SERVICES (1760)  
STATE OFFICE BUILDING AT BUTTERFIELD WAY  
SACRAMENTO COUNTY  
Light Rail Site, FTB 004, PARCEL 9923

*Authority: Chapter 324/98, Item 1760-301-0001(1)  
Section 14669.35 of the Government Code*

**a. Approve a resolution authorizing site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 4

Department of General Services  
State Office Building at Butterfield Way, Light Rail Site,  
Sacramento County, FTB 004, Parcel 9923

#### Action Requested

**The requested action will approve a resolution authorizing site selection and acquisition of fee interest in this parcel.**

#### Scope Description

**This project is within scope.** The project provides for acquisition of fee interest in approximately 8.8 acres gross, or 6.7 acres net of Butterfield Way to carry out construction of the proposed State Office Building at Butterfield Way. The area to be acquired is Regional Transit (RT) parking lot owned by RT; RT's ownership was acquired with 85 percent participation by the Federal Transportation Administration (FTA).

Authorization for RT to sell the property to the state required a Joint Development Agreement (JDA) between the DGS and RT and concurrence from FTA. A variance from the State Administrative Manual (SAM 6850), which allowed DGS to negotiate a Joint Development Agreement with RT before site selection by the State Public Works Board (SPWB) was approved on March 6, 2000. On June 26, 2000, the RT Board adopted a resolution to approve a finalized JDA conditioned upon approval of documents by the FTA and Chief Legal Counsel of RT. These conditions have been met and RT has delivered signed final documents to DGS for execution subject to SPWB approval.

Major details of the JDA between the DGS and RT are summarized below:

- DGS to purchase approximately 6.7 net acres of roadway from RT for \$1.7 million, plus the cost to cure items having an estimated total value of \$579,000.

- State to grant a perpetual access easement connecting State's facility, RT park-n-ride lot, and the station platform, which will be subordinate to the SPWB and bondholders interests. In exchange, RT to grant State the underlying fee interest in Butterfield currently owned by RT.
- State to grant to RT approximately 1.5 acres improved with parking facilities valued at \$400,000. State has the right to repurchase the property should RT no longer need it.
- State to reconfigure RT's remainder parcel to restore functional utility at a cost of approximately \$125,000.
- State to provide temporary leased parking for 3 years to RT at no cost in an adjacent 1-acre lot, the estimated total rental value is estimated to be \$54,000. RT's interest will be subordinate to SPWB and bondholders' interests.
- State will grant RT options to extend the temporary parking lease up to a maximum of 5 additional years at market lease rates. The last three years of the option period are subject to a demonstration of necessity by RT from DGS for parking by RT riders. RT has a right to terminate subject to 90 days notice. RT's interest will be subordinate to SPWB and bondholders interests.
- The access easement has a fifty (50) year restriction that DGS must stipulate to the court in a condemnation proceeding that RT's use is a more necessary public use than any use that may be proposed by the State or any successor in interest. If easement were condemned State would be required to pay reimbursement, if any, that may be required by the Federal Transportation Administration, not to exceed \$1.7 million, conditioned upon the State's ability to obtain an appropriation for this expense.
- Staff has had Orrick, Herrington and Sutcliffe, the SPWB's bond counsel; review the proposed JDA for compatibility with the project authority and the issuance of lease revenue bonds. Bond counsel has concluded that the arrangements outlined in the JDA "will be appropriate and lawful and are consistent with the past lease revenue bond issues of the SPWB". The SPWB is to consent to the JDA.

#### Funding and Project Cost Verification

**This project is within cost.** Chapter 324/98, Item 1760-301-0001(1), provides \$7,000,000 for acquisition of fee simple interest and associated overhead for the real property needed to carry out this project. In addition, Section 14669.35 of the Government Code, as amended in Chapter 328/98, authorizes expenditure of \$211,000,000 for acquisition, preliminary plans, working drawings, and construction of facilities for this project. There is adequate funding in the current year interim loan to pay for the acquisition.

\$211,000,000 total estimated project cost

\$7,235,000 project costs previously allocated: acquisition \$5,535,000 and preliminary plans \$700,000

\$203,765,000 project costs to be allocated: working drawings \$9,142,000 and construction \$194,623,000 (\$171,480,000 contract, \$8,574,000 contingency, and \$14,569,000 A&E) at CCCI 3847.

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on May 26, 2000, and the waiting period expired on June 25, 2000.

#### Project Schedule

Escrow is anticipated to close before December 1, 2000.

#### Other

- The proposed site meets the requirements of DGS.
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a DGS appraisal approval June 26, 2000.
- There is no implied dedication involved with this project.
- The DGS inspected the property and found no evidence of contamination from hazardous materials.

**Staff Recommendation:**      **Approve a resolution authorizing site selection, acquisition, and consent to the JDA.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 5**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**SACRAMENTO COUNTY**  
Butterfield State Office Building

*Authority: Chapter 324/98, SB 1589, Section 12 (3)*

**a. Approve preliminary plans**

**APPROVED. (Corrected during the July 14, 2000 meeting.)**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 5

Department of General Services – Butterfield State Office Building

#### Action Requested

**Approve preliminary plans and the release of working drawing funds - Bid Package A (Site Work) and Bid Package B (Warehouse) for this project.**

#### Scope Description

**This project is within scope.** The project encompasses the construction of 1,000,000 gsf consisting of office space, a warehouse, and a central plant. Site work includes surface parking for 4265 spaces (246 for Regional Transit), utility realignment, and road reconfiguration.

#### Funding and Project Cost Verification

**This project is within cost.** Chapter 328/98 authorizes lease revenue bond funds of \$211,000,000 for this project. Project is currently being funded through loans from the Pooled Money Investment Account. It is anticipated that bonds will be sold in the last quarter of 2003 based on a first hard cost expense (land acquisition), in November 2000.

\$211,000,000 total estimated project cost

\$7,235,000 project costs previously allocated: acquisition \$5,535,000 and preliminary plans \$700,000

\$203,765,000 project costs to be allocated: working drawings \$9,142,000 and construction \$194,623,000 (\$171,480,000 contract, \$8,574,000 contingency, and \$14,569,000 A&E) at CCCI 3847.

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on May 26, 2000, and the waiting period expired June 26, 2000.

#### Project Schedule (Site work and Warehouse)

**The project schedule is as follows:**

Approve working drawings	December 2000
Completion construction:	March 2002

**Staff Recommendation:** **Approve preliminary plans for the Site work and Warehouse portion of this project.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 6**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**EMPLOYMENT DEVELOPMENT DEPARTMENT (5100)**  
Salinas Office Building, SSL-493

*Authority: Chapter 625/91, Section 3 (Parcel 8)*

**a. Approve a resolution authorizing conveyance of surplus real property**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 6

Department of General Services, Employment Development Department  
Salinas Office Building, SSL-493

#### Action Requested

**The requested action will approve a resolution authorizing conveyance of fee simple interest in this surplus real property by the Department of General Services (DGS).**

#### Scope Description

**This project is within scope.** DGS has legislative authority to dispose of surplus real property as identified by specific departments. The Employment Development Department (EDD) has determined that the property located at 324 through 348 Front Street and 323 California Street (also known as 342 Front Street and 346 Front Street), in the City of Salinas, County of Monterey, is no longer required by EDD. The DGS Real Estate Services Division marketed this property and the City of Salinas has requested acquisition at no cost.

Due to federal equity issues, one hundred percent of the property value has been held by the federal government. Following the City of Salinas' property acquisition request, the federal Bureau of Labor Statistics conveyed all of its property interest to the City of Salinas (authority: Congressional Record-House, H12405, Section 103, November 17, 1999). The State will be conveying bare legal title. Due to the involvement of the federal government in this project, the latter, along with the City of Salinas, the DGS, and EDD entered into a multilateral Memorandum of Understanding setting forth the responsibilities and obligations of the parties. There is a separate Agreement between the State and the City of Salinas that sets forth the terms and conditions of the proposed conveyance to the City. This Agreement reflects the fact that there are no proceeds involved in the transaction and contains the standard protect and indemnity in favor of the State.

The DGS Real Estate Services Division recommends approval of this conveyance.

#### Funding and Project Cost Verification

**This project is within cost.** The EDD will use federal funds to reimburse DGS for expenses incurred in marketing this property.

#### CEQA

N/A

**Staff Recommendation: Approve resolution authorizing conveyance.**



## **CONSENT ITEMS**

### **CONSENT – ITEM 7**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**CALIFORNIA DEPARTMENT OF CORRECTIONS (5240)**  
**CALIFORNIA STATE PRISON - KERN COUNTY AT DELANO II**  
Site Selection, COR 051, Parcels 9267, 9268, 9269 & 9270

*Authority: Section 15819.295 of the Government Code,  
as amended in Chapter 50/99, Section 3*

**a. Approve a resolution authorizing site selection**

**APPROVED. (Corrected during the July 14, 2000 meeting.)**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 7

Department of General Services, California Department of Corrections  
California State Prison – Kern County at Delano II  
COR 051, Parcels 9267, 9268, 9269 & 9270

#### Action Requested

**The requested action will approve a resolution authorizing site selection of these parcels by the Department of General Services (DGS).**

#### Scope Description

**This project is within scope.** The project provides for acquisition of fee simple interest in approximately 500 acres and to construct a new prison facility. The real estate to be acquired includes farmland and mineral interests under multiple ownerships.

#### Funding and Project Cost Verification

**This project is within cost.** Section 15819.295 of the Government Code, as amended by Chapter 54/99, Section 3 authorizes expenditure of \$24,000,000 for acquisition, site suitability studies and reports, environmental studies, master planning, architectural programming, schematics, preliminary plans and working drawings for the California State Prison, Kern County at Delano II. The new property can be acquired within the funds available and in accordance with legislative intent.

\$335,500,000	total estimated project costs: \$24,000,000 General Fund and \$311,500,000 Public Building Construction Fund
\$43,472,000	appropriation balance
\$292,028,000	total estimated project cost to date
\$57,796,000	recognize project wide costs to date - preliminary plans \$3,808,000; project administration \$20,819,000; long lead \$1,505,000; equipment \$11,806,000; acquisition \$4,100,000; and agency retained \$15,758,000
\$234,232,000	recognize design package costs to date - working drawings \$3,260,000 and construction \$230,972,000; (\$217,675,000 contract; \$10,884,000 contingency; and \$2,413,000 A&E) at CCCI 3846

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 9, 2000, and the waiting period expired on July 10, 2000. On July 10, 2000, a lawsuit was filed challenging the validity of the EIR. Formal acquisition of the property will not be completed until the lawsuit is resolved.

#### Project Schedule

Escrow is anticipated to close before December 31, 2000.

Other

- The proposed site meets the requirements of the California Department of Corrections (CDC).
- There is relocation assistance with Parcel 9267, involving farming equipment and a house tenant. Costs for the relocations are expected to total approximately \$5,000.
- The acquisition cost shall not exceed estimated fair market value as determined by a DGS appraisal dated December 10, 1999.
- There is no implied dedication involved with this project.
- CDC has inspected the property and found no evidence of contamination from hazardous materials.

**Staff Recommendation:     Approve a resolution authorizing site selection.**

## CONSENT ITEMS

### CONSENT – ITEM 8

STATE COASTAL CONSERVANCY (3760)  
SOUTHERN CALIFORNIA EDISON ACQUISITIONS,  
ORMOND BEACH, SCC-001, PARCELS 9990, 9991, 9992  
MANDALAY DUNES, SCC-002, PARCELS 9993, 9994  
VENTURA COUNTY

*Authority*      *Public Resources Code Sections 31105 and 31241*

*Funding*      *Chapter 324/98, Item 3760-301-0001(.01), 3760-301-0001(2), 3760-301-0940(1);  
Chapter 50/99, Item 3760-301-0001(0.8), 3760-301-0001(0.9), 3760-301-0940(1)  
Fish & Game Code Section 2787(b)*

**a. Revise a prior Board action authorizing site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 8

State Coastal Conservancy, Edison Acquisitions  
Ormond Beach, Project No. SCC-001, Parcels 9990, 9991, 9992  
Mandalay Dunes, Project No. SCC-002, Parcels 9993, 9994

#### Action Requested

**The requested action will revise a prior Board action authorizing site selection and acquisition by the State Coastal Conservancy (SCC) of fee simple interest in three parcels totaling approximately 600 acres at Ormond Beach and two parcels totaling 30 acres at Mandalay Beach.**

#### Scope Description

This project involves the acquisition of fee title to properties owned by Southern California Edison Company in Ventura County for wetland restoration and conservation purposes. The Coastal Conservancy on behalf of the Southern California Wetlands Recovery Project (SCWRP) is carrying out the wetland restoration project at Ormond Beach. The SCWRP is an association of sixteen State and federal resource agencies, under the co-chairmanship of the Resources Secretary and the Regional Administrator of U.S. Environmental Protection Agency (EPA), for the purpose of protecting and restoring all major wetland sites in the five counties from Santa Barbara south to the U.S.-Mexico border. The Coastal Conservancy provides the staff support for this effort and is a principal conduit for State funding to carry out the program. Other participants include the Departments of Fish and Game, Parks and Recreation, California EPA, State Lands, Coastal Commission, the State and regional water quality control boards, U.S. EPA, US Fish and Wildlife Services, National Marine Fisheries Services, and the Corps of Engineers.

Based on information contained in the property appraisals, the Department of General Services believes there is potential that the properties have some level of contamination on site and/or have ground water contamination. The presence and levels of contamination have not been confirmed by the State's independent testing on any of the parcels. The Conservancy has, however, contracted with independent consultants who are engaged in an extensive review of available documents, including Phase 1 Environmental Assessments on all of the properties and underlying studies and tests; documents available from Edison regarding past testing and use of the properties; and documents available from regulatory agencies. It is the Conservancy's intention to carry out additional testing recommended by the consultants within the next month and, in the case of the tank farm parcels, during and immediately following tank removal and remediation, unless it appears that adequate testing is being carried out by Edison and/or oversight regulatory agencies that would provide the same information. The properties are described as follows:

	<b>Size (Acres)</b>	<b>Current Use</b>	<b><i>Comments</i></b>
Ormond Beach DGS Parcel 9990	343	Farmland w/future developme nt potential	SCC intends to resell the property to the current tenant farmer with an open space restriction and a right for SCC to repurchase acreage that will be necessary to complete the planned restoration. Hazardous materials and groundwater contamination may be present.
Ormond Beach DGS Parcel 9991	154	Wetlands and dunes	Ground water contamination may be present from historical industrial discharge and Edison use of the adjacent property.
Ormond Beach DGS Parcel 9992	103	Tank farm	Edison will be required to remove tanks and restore property prior to close of escrow. The Edison generating plant adjacent to the tank farm was sold in 1998. Originally, an oil-fueled facility is now fueled by natural gas. The storage tanks on the tank farm parcel are no longer used.
Mandalay Dunes DGS Parcel 9993	15	Dune parcel	Some future development potential. Area of new housing and some resort projects, which have been approved.
Mandalay Dunes DGS Parcel 9994	16	Tank farm	Edison will be required to remove tanks and restore property prior to close of escrow.

#### Funding and Project Cost Verification

**The project is within cost.** The values of the parcels were determined by appraisals prepared and approved by the Real Estate Services Division in the Department of General Services. Chapter 9 (commencing with Section 27880) of Division 3 of the Fish and Game Code, the California Wildlife Protection Act of 1990, continuously appropriates funding to the Coastal Conservancy for the acquisition of wetlands and habitat to protect rare, endangered or threatened, or fully protected species pursuant to its authority under Division 21 of the Public

Resources Code. Funds are available to the Conservancy from the Habitat Conservation Fund established in the Wildlife Protection Act of 1990 in fiscal years 90/91 through 99/00; from Items 3760-0001(0.1), 3760-301-0001(2), and 3760-301-0940(1) in the Budget Act of 1998; and from Items 3760-301-0001(0.8), 3760-301-0001(0.9), and 3760-301-0940(1), in the Budget Act of 1999 for these purposes. The subject property can be acquired within the funds available and in accordance with legislative intent.

#### CEQA

A Notice of Exemption for the purposes of preserving open space and wildlife conservation was filed with the State Clearinghouse on April 27, 2000, and the waiting period expired on June 1, 2000.

#### Project Schedule

Escrow is anticipated to close in three phases, the farmland parcels first (Parcels 9990 and 9993) on or before September 14, 2000. Immediately after close of escrow, SCC will sell Parcel 9990 to the tenant farmer with a conservation easement and option to repurchase 150 acres. Close of escrow on the balance (Parcels 9991, 9992 and 9995) is anticipated to occur in the last quarter of 2000, upon completion of tank removal and remediation work by Southern California Edison pursuant to terms and conditions of the DGS approved purchase agreement.

#### Other

- The proposed site meets the requirements of the State Coastal Conservancy as determined by action of the Coastal Conservancy on February 24, 2000.
- There is no relocation assistance involved with this project, the tenant farmer will not be retain occupancy.
- The acquisition cost shall not exceed estimated fair market value as determined by DGS appraisals dated July 19, 1999 (Ormond Beach), and December 23, 1999 (Mandalay Beach).
- There is no implied dedication involved with this project.
- The purchase contract will not include release of liability for the seller for toxics
- SCC approved acquisition subject to certain conditions being met by the seller.

**Staff Recommendation: Approve site selection and acquisition subject to the following:**

1. **State does not release the seller or any prior owners from liability for contamination on the site or ground water contamination.**
2. **The acquisition will not be consummated until and unless DGS concurs with the remediation plan for contamination and/or confirms that any levels of contamination meet established criteria for clean standards.**
3. **All SCC conditions of acquisition are met.**

## CONSENT ITEMS

### CONSENT – ITEM 9

**DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)**  
**PORTERVILLE, TULARE COUNTY**  
Air Condition Main Kitchen

*Authority: Chapter 324/98, Item 4300-301-0001(2), as reappropriated by  
Chapter 50/99, Item 4300-491(1) and Item 4300-491(1), (2)*

*Chapter 50/99, Item 4300-491-0001(2), as reappropriated by  
Chapter 52/00, Item 4300-491(2)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 9

Department of Developmental Services, Porterville, Air Condition Main Kitchen

#### Action Requested

**The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** The project provides for the replacement of the existing kitchen evaporative cooling system with a new indirect evaporative cooling system and the addition of cooling and/or ventilation to storerooms, offices, vegetable preparation area and scullery.

#### Funding and Project Cost Verification

**This project is within cost.**

\$1,144,000 total estimated project cost

\$62,000 project costs previously allocated: preliminary plans

\$1,082,000 project costs to be allocated: working drawings \$82,000; construction \$1,000,000 (\$860,000 contract, \$60,000 contingency, \$80,000 A & E) at CCCI 3909

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 1, 2000, and the waiting period expired on June 30, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: November 2000

Complete construction: June 2001

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**



## **CONSENT ITEMS**

### **CONSENT – ITEM 10**

**DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)**  
**PORTERVILLE, TULARE COUNTY**  
Security Improvements Phase III

*Authority: Chapter 50/1999, Item 4300-301-0001(5), as reappropriated by  
Chapter 52/00, Item 4300-491(2)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 10

Department of Developmental Services, Porterville, Security Improvements Phase III

#### Action requested

**The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** The project provides for modifications to units F-7, F-8, F-9 and F-10 in order to house forensic clients including addition of a personal alarm system in each unit, enclosure of the nurses' stations and security screens for all window/openings in units F-7, F-8 and F-9. The project also includes upgrades to unit F-10 for use as a Day Treatment Activity Center space, and 50 parking spaces displaced by security fencing in Phase I.

#### Funding and Project Cost Verification

**The project is within cost.**

\$1,614,000 total estimated project cost

\$126,000 project costs previously allocated: preliminary plans

\$1,477,000 project costs to be allocated: working drawings \$106,000; construction \$1,371,000 (\$1,162,000 contract, \$58,000, \$151,000 A&E) at CCCI 3909

\$11,000 potential project savings

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 1, 2000, and the waiting period expired on June 30, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: November 2000

Complete construction: June 2001

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**

## CONSENT ITEMS

### CONSENT – ITEM 11

DEPARTMENT OF CORRECTIONS (5240)  
CALIFORNIA STATE PRISON – CORCORAN  
KINGS COUNTY

Authority: Chapter 931/85 as amended by Chapter 933/85  
Chapter 932/85  
Chapter 532/86

- a. Approve the redirection of project savings to accommodate the construction of small management yards
- b. Approve the use of Inmate Day Labor pursuant to Public Contract Code Section 10103.5

APPROVED.

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 11

California State Prison – Corcoran  
Kings County

#### Action Requested

**The requested action will approve the redirection of moneys within the project and the use of Inmate Day Labor pursuant to Public Contract Code Section 10103.5.**

#### Scope Description

**This project is within scope.** The California State Prison – Corcoran I is a 2,991-bed minimum, medium and maximum-security prison that includes 1,500 Level III beds, 1,024 special housing unit (SHU) beds, 392 Level I beds for support and a 75-bed acute care hospital/infirmary located near Corcoran in Kings County. The institution is composed of administration, maintenance and warehouse services, with a Level IV (maximum-security) complex and a Level III (medium security) complex. The complexes are adjacent but separated by a double fence. A Level I (minimum-security facility) is located outside a security perimeter, which surrounds the Level III and IV complexes. The Level I facility provides inmate workers for prison-related support jobs unsuitable for Level II or Level IV inmates.

#### Funding and Project Cost Verification

**This project is within cost.** Project savings of \$2.6 million will be redirected to construct 176 small management yards at Facilities A, B and the Administrative Segregation Housing units.

\$274,066,000 total project costs: \$5,000,000 Special Account for Capital Outlay (SAFCO); \$2,929,000 1984 Prison Construction Fund; \$266,137,000 Public Building Construction Fund

\$392,000 appropriation balance

\$273,674,000 project costs previously allocated

\$63,735,000 recognize project wide costs to date – acquisition \$4,302,000; preliminary plans \$3,603,000; project administration \$18,556,000; equipment \$16,905,000; long lead \$9,543,000; and agency retained \$10,827,000

\$209,939,000 recognize design package costs to date – working drawings \$4,825,000, and construction \$205,114,000 (\$180,886,000 contract; \$22,229,000 contingency; and \$1,999,000 A&E)

#### CEQA

The California Department of Corrections was exempted from CEQA requirements per Chapter 933, Statutes of 1985.

#### Project Schedule Summary

##### **The project schedule is as follows:**

Small Management Yards:

Approve working drawings:	August 2000
Complete construction:	February 2001

**Staff Recommendation:**     **Approve the redirection of funds and the use of Inmate Day Labor.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 12**

**DEPARTMENT OF CORRECTIONS (5240)**  
**CALIFORNIA MEDICAL FACILITY, VACAVILLE**  
**SOLANO COUNTY**  
TB/HIV Housing Engineering Controls

*Authority: Chapter 50/99, 5240-301-0001(13)*  
*Chapter 52/00, Item 5240-301-0001(16)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 12

California Medical Facility, TB/HIV Housing Engineering Controls

#### Action Requested

**The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** The project will modify the existing ventilation system to improve air circulation and mitigate health issues. This will include re-balancing roof top exhaust fans; installing roof mounted air handling units; and replacing the basement exhaust fan units in the U and V Wing Housing and Dayroom. In addition, one roof-mounted air-handling unit will be installed in the visiting room.

#### Funding and Project Cost Verification

**This project is within cost.**

\$612,000 total estimated project cost.

\$69,000 project costs previously allocated: for preliminary plans (\$32,000); working drawings (\$37,000)

\$543,000 project costs to be allocated: construction \$543,000 (\$411,000 contract, \$29,000 contingency, \$48,000 A&E, \$30,000 agency retained and \$25,000 other project costs)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 25, 2000, and the waiting period expired on March 1, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:

February 2001

Complete Construction:

November 2001

**Staff Recommendation: Approve preliminary plans and release working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 13**

#### **MINOR CAPITAL OUTLAY PROJECTS STATEWIDE**

*Authority: Public Contract Code – Section 10103.5*

- a. Approve the use of Inmate Day Labor pursuant to Public Contract Code Section 10103.5**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 13

Statewide  
Minor Capital Outlay Projects

#### Action Requested

**The requested action will provide approval of the use of Inmate Day Labor (IDL) for the Department's Minor Capital Outlay Program.**

#### Scope Description

**This project is within scope.** Pursuant to Public Contract Code Section 10103.5, the State Public Works Board (SPWB) must approve the use of IDL when the total cost of a project for the construction of new, previously unoccupied prison facilities or additions to existing facilities exceeds \$50,000. The SPWB's approval of this item will provide the Department with the authority to use IDL resources on any minor capital outlay project for the 2000-01 fiscal year.

**Staff Recommendation:     Approve use of Inmate Day Labor.**



## **CONSENT ITEMS**

### **CONSENT – ITEM 14**

**DEPARTMENT OF CORRECTIONS (5240)**  
**CALIFORNIA STATE PRISON-SOLANO, VACAVILLE**  
**SOLANO COUNTY**  
Correctional Treatment Center, Phase II

*Authority: Chapter 324/98, 5240-301-0001(17)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 14

California State Prison-Solano, Vacaville, Solano County  
Correctional Treatment Center, Phase II

#### Action Requested

**The requested action will provide approval of preliminary plans and release of working drawing funds for this project.**

#### Scope Description

**The project is within scope.** This project will renovate the Central Health Infirmary to comply with current Correctional Treatment Center (CTC) licensing requirements. The renovation includes upgrading of the mechanical, electrical, plumbing, emergency power, and fire protection systems. In addition, a new 3,100 gsf office and treatment space will be added to the CTC building. In addition, a 2,000 gsf metal storage building will be constructed adjacent to the CTC.

#### Funding and Project Cost Verification

**The project is within cost.**

\$3,641,000 total estimated project cost

\$86,000 project costs previously allocated: preliminary plans

\$3,555,000 project costs to be allocated: working drawings, \$150,000; construction: \$3,405,000 (\$2,729,000 contracts, \$191,000 contingency, \$316,000 project administration, and \$169,000 agency-retained [guarding and telecommunications])

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 9, 1998, and the waiting period expired December 13, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	February 2001
Complete construction:	May 2002

**Staff Recommendation: Approve preliminary plans and release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 15**

**DEPARTMENT OF CORRECTIONS (5240)**  
**CALIFORNIA REHABILITATION CENTER, NORCO**  
**RIVERSIDE COUNTY**  
Perimeter Fence Project

*Authority: Chapter 50/99, Item 5240-301-0001(22)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 15

California Rehabilitation Center, Norco, Riverside County  
Perimeter Fence Project

#### Action Requested

**The requested action will provide approval of preliminary plans and release working drawing funds for this project.**

#### Scope Description

**The project is within scope.** The project provides for repair and replacement of the outer perimeter fencing (12 foot chain link/barbed tape approximately 7,400 linear feet); drainage improvements along the perimeter fence; modification of guarding towers to provide additional view windows; removal of abandoned utilities; installation of two lights between existing light poles A-11 and A-13; and installation of sidewalks where required to supplement existing sidewalks and drainage.

#### Funding and Project Cost Verification

**The project is within cost.**

\$2,221,000 total estimated project cost

\$240,000 project costs previously allocated: preliminary plans, \$120,000; working drawings \$120,000

\$1,981,000 to be allocated for construction: contracts \$1,649,000, contingency \$115,000, A/E \$90,000, agency-retained (guarding) \$69,000, project administration \$58,000

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 27, 2000, and the waiting period expired on March 4, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	June 2001
Complete construction:	May 2002

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT – ITEM 16

DEPARTMENT OF CORRECTIONS (5240)  
CALIFORNIA MEN'S COLONY  
SAN LUIS OBISPO COUNTY  
Wastewater Collection Treatment Upgrade

*Authority: Chapter 50/99, Item 5240-301-0001(16.1)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 16

California Men's Colony, San Luis Obispo, San Luis Obispo County  
Wastewater Collection Treatment Upgrade

Action Requested

**The requested action will provide approval of preliminary plans and release of working drawings funds for this project.**

Scope Description

**The project is within scope.** The project includes clearing, demolition, grading, paving, excavation, and construction related to the upgrade of the wastewater collection treatment facility.

Funding and Project Cost Verification

**The project is within cost.**

\$26,980,000 total estimated project cost

\$950,000 project costs previously allocated: preliminary plans

\$26,030,000 project costs to be allocated: working drawings \$1,104,000; construction \$24,926,000 (contracts \$21,387,000; contingency \$1,497,000; A/E \$1,211,000; project administration \$831,000)

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 12, 2000, and the waiting period expired on July 12, 2000.

Project Schedule

**The project schedule is as follows:**

Approve working drawings: July 2001  
Complete construction: October 2003

**Staff Recommendation:**     **Approve preliminary plans and the release of working drawing funds.**

## CONSENT ITEMS

### CONSENT – ITEM 17

DEPARTMENT OF CORRECTIONS (5240)  
CALIFORNIA STATE PRISON – SAN QUENTIN,  
SAN QUENTIN, MARIN COUNTY  
Correctional Treatment Center, Phase II

*Authority: Chapter 324/98, Item 5240-301-0001(20), as reappropriated by,  
Chapter 50/99, Item 5240-490-0001(20)*

a. Approve scope change

b. Approve augmentation

**\$101,000**  
**(7.9 percent this request)**  
**(11.9 percent cumulative)**

**APPROVED.** (Corrected during the July 14, 2000 meeting.)

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 17

California State Prison – San Quentin, San Quentin, Marin County  
Correctional Treatment Center, Phase II

#### Action Requested

**The requested action will recognize a scope change and provide for an augmentation necessary to complete the preliminary plans for this project.**

#### Scope Description

**This project is not within scope.** The Correctional Treatment Center (CTC) licensing project provides for construction of a new 31,239 square foot medical facility at California State Prison, San Quentin that will meet Title 24 requirements identified in the California Code of Regulations for a CTC license. Due to security issues, the site for this new building has been changed from outside the secured perimeter to inside the secured perimeter. This change in location provides better security, but does not affect CTC operations, footprint or size of the building.

#### Funding and Project Cost Verification

**This project is not within cost.** Due to a change in the site location, additional funds are required for the preliminary plans to cover redesign and preparation of the Environmental Impact Report (EIR). The additional \$101,000 required represents 7.9 percent of this appropriation. An augmentation of \$51,000 (4 percent) was previously approved to cover an additional soils report and site survey for the new proposed site. This current request brings the total augmentation to \$152,000 or 11.9 percent of the appropriation, which along with the scope change required a submittal of a 20-day letter to the legislature. The relocation will result in construction cost increases due to the addition of a 25 percent loss of productivity factor for working within the secured perimeter. A 20-day letter was sent to the legislature on April 21,

2000. The Joint Legislative Budget Committee responded with direction that the scope change issue be dealt with during the budget subcommittee process. No issues were raised by the subcommittee on this scope change and the project can now proceed.

\$18,407,000 total estimated project cost

\$1,330,000 previously allocated for preliminary plans \$534,000 and working drawings  
\$796,000

\$16,976,000 to be allocated to construction (\$14,949,000 contract, \$747,000 contingency,  
\$1,126,000 A&E, \$154,000 Guarding and Telecommunications) at CCCI 3909

\$101,000 proposed funding necessary

#### CEQA

CDC is currently in the CEQA process.

#### Project Schedule Summary

**The project schedule is as follows:**

Approve preliminary plans:	December 2000
Approve working drawings	October 2001
Complete construction:	October 2003

**Staff Recommendation:**                      **Approve scope change and augmentation.**



## **CONSENT ITEMS**

### **CONSENT – ITEM 18**

**DEPARTMENT OF YOUTH AUTHORITY (5460)  
CORRECTIONAL TREATMENT CENTER  
VENTURA YOUTH CORRECTIONAL FACILITY**

*Authority: Chapter 324/98, Item 5460-301-0001(10.5)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 18

Department of Youth Authority, Correctional Treatment Center, Ventura Youth Correctional Facility

#### Action Requested

**The requested action will provide approval of preliminary plans and release of working drawing funds for this project.**

#### Scope Description

**The project is within scope.** This project upgrades the existing 10,200 sq. ft. Infirmary into a licensed Correctional Treatment Center (CTC). In addition, a HVAC system will be installed throughout the CTC and Administration areas.

#### Cost and Project Funding Verification

**The project is within cost.**

\$1,964,000 total estimated project costs; \$116,000 funds available (being reappropriated), not transferred for working drawings; \$1,778,000 funds requested for construction

\$70,000 project costs previously allocated: preliminary plans

\$1,894,000 project costs to be allocated: working drawings \$116,000; construction \$1,778,000; (\$1,448,000 contract; \$101,000 contingency; \$47,500 A&E; \$131,500 other project costs; \$50,000 agency retained)

#### CEQA

Notice of Exemption filed with State Clearinghouse on November 11, 1998, and the waiting period expired on December 16, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	December 2000
Complete construction:	April 2002

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 19**

**CALIFORNIA STATE LIBRARY (6120)**  
**SUTRO LIBRARY, SAN FRANCISCO COUNTY**  
Interim Measures/Special Repairs

*Authority: Chapter 52/00, Item 6120-301-0001(1)*  
*Chapter 52/00, Item 6120-013-0001*

**a. Authorize combined bids**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 19

California State Library, Sutro Library, San Francisco

#### Action Requested

**The requested action will provide authorization to combine the bids for a capital outlay project with a special repair project for the same facility into a single bid package.**

#### Scope Description

**This project is within scope.** The capital outlay project includes HVAC improvements, seismic upgrades, and fire/life/safety improvements. The special repairs project includes repair and/or replacement of wood framing, exterior metals and equipment drains, as well as relocation of carrier heat pumps and straightening of a parapet joint. The Department of General Services recommends, and Finance concurs, that the work be bid as a single project to avoid discontinuity and coordination problems between subcontractors and to minimize the disruption to library functions.

#### Funding and Project Cost Verification

**This project is within cost.**

\$403,000 total estimated project cost

\$203,000 project costs to be allocated: capital outlay costs ("interim measures"): preliminary plans \$18,000, working drawings \$27,000 and construction \$158,000 (\$158,000 contract) at CCCI 3909

\$200,000 project costs to be allocated: support costs ("special repairs")

#### CEQA

Not yet applicable.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	December 2000
Approve working drawings:	May 2001
Complete construction:	June 2002

**Staff Recommendation: Approve combined bids.**

## CONSENT ITEMS

### CONSENT – ITEM 20

**UNIVERSITY OF CALIFORNIA (6440)**  
**BERKELEY CAMPUS, ALAMEDA COUNTY**  
Seismic Safety Corrections, LeConte Hall

*Authority: Chapter 324/98, Item 6440-301-0658(1)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 20

University of California, Berkeley, Seismic Safety Corrections, LeConte Hall

#### Action Requested

**The requested action will approve preliminary plans and the release of working drawing funding for this project.**

#### Scope Description

**This project is within scope.** The project will provide new interior shear walls, new footings, and other reinforcement and anchoring of potential falling hazards, maintaining the historic exterior of the building. Correction of life safety and accessibility deficiencies is also included in the project.

#### Funding and Project Cost Verification

**This project is within cost.**

\$15,290,000 total estimated project cost

\$ 820,000 project costs previously allocated: preliminary plans

\$14,470,000 project costs to be allocated: working drawings \$1,105,000; construction funds \$13,365,000 (\$11,254,000 contracts, \$623,000 contingency, \$1,488,000 A & E costs) at CCCI 3909

#### CEQA

The University certifies that this project is in compliance with CEQA.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: September 2001

Complete construction: July 2003

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**

## CONSENT ITEMS

### CONSENT – ITEM 21

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**FEATHER RIVER COMMUNITY COLLEGE DISTRICT**  
**FEATHER RIVER COLLEGE, PLUMAS COUNTY**  
Physical Plant Foundation Reconstruction

*Authority: Chapter 50/99, Item 6870-301-0574(93)*

- a. Approve augmentation **\$48,000**  
(17.3 percent of construction phase)  
(15.5 percent of total project)

**APPROVED.** (Corrected during the July 14, 2000 meeting.)

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 21

California Community Colleges, Feather River College, Physical Plant Foundation  
Reconstruction

#### Action Requested

**The requested action will approve an augmentation necessary to award the construction contract.**

#### Scope Description

**This project is within scope.** The project reconstructs and stabilizes the physical plant/maintenance building foundation and a portion of the slab floor.

#### Funding and Project Cost Verification

**This project is not within cost.** The project was bid May 11, 2000. The District received a single bid that exceeded the construction phase appropriation by \$48,000 (17.3 percent). Value engineering was not considered since the project was developed and designed as the least cost option to repair existing damage to the facility and avoid future damages. Due to the remote location of the District, the very active bid market, and the short building season for the location, a re-bid on the project is not viewed as a viable option. Therefore, an augmentation of \$48,000 is needed to award the construction contract. A 20-day letter was sent to the Legislature on June 12, 2000, without comment.

\$356,000 total estimated project costs

\$30,000 project costs previously allocated: preliminary plans (\$20,000) and working drawings (\$10,000)

\$278,000 project costs to be allocated: construction \$278,000 (\$217,000 contracts, \$15,000 contingency, \$46,000 administration, testing, inspection) at CCCI 3847.

\$48,000 proposed funding necessary

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 4, 2000, and the waiting period expired on March 10, 2000.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: November 2000

**Staff Recommendation: Approve augmentation.**



## **CONSENT ITEMS**

### **CONSENT – ITEM 22**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT**  
**SANTIAGO CANYON COLLEGE, ORANGE COUNTY**  
Learning Resource Center

*Authority: Chapter 50/99, Item 6870-301-0574(55.1)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 22

California Community Colleges, Santiago Canyon College, Learning Resource Center

#### Actions Requested

**The requested action will provide approval of preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** The project constructs a 29,329 asf learning resource center with 20,203 asf for library, 4,928 asf for Audio Video Television, 2,913 asf for offices, 794 asf for laboratory, and 491 asf for other uses.

#### Funding and Project Cost Verification

**This project is within cost.**

\$9,187,000 total estimated project costs

\$278,000 project costs previously allocated: preliminary plans

\$8,909,000 project costs to be allocated: working drawings \$298,000, construction \$7,756,000 (\$6,987,000 contracts, \$349,000 contingency, \$420,000 administration, testing, inspection, and construction management) at CCCI 3847, and equipment \$855,000 at EI 2485.

#### CEQA

A Negative Declaration was filed with the State Clearinghouse on March 9, 2000, and the waiting period expired on April 7, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: February 2002  
Complete construction: November 2004

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds for this project.**

## CONSENT ITEMS

### CONSENT – ITEM 23

DEPARTMENT OF VETERANS AFFAIRS, (8960)  
YOUNTVILLE VETERANS' HOME, NAPA COUNTY  
Lincoln Theater Renovation

*Authority: Chapter 52/00, Item 8960-301-0001(1), (2)  
Chapter 52/00, Item 8960-301-0768(1)*

a. Approve preliminary plans

APPROVED.

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 23

Department of Veterans Affairs  
Lincoln Theater Renovation – Veterans' Home of California, Yountville

#### Action Requested

**The requested action will approve preliminary plans and release working drawing funds for this project.**

#### Scope Description

**This project is within scope.** This project includes the renovation of approximately 13,150 square feet and the addition of approximately 30,150 square feet to the Lincoln Theater. The project will modernize and upgrade performing areas of the theater including new lighting, acoustical equipment, a mechanical lift, and an enlarged stage apron. Audience amenities include contouring of the theater floor to improve sight lines, refurbishing existing seating and installation of new seating, acoustical treatment, and the addition of a balcony with elevator. The existing lobby will be demolished and replaced with an enlarged lobby/gallery and a new patio at the theater entrance. New operational support rooms as well as restrooms will be constructed on the north side of the existing building and new heating, ventilation, and air-conditioning will be installed throughout. The existing building will be seismically strengthened. Site improvements include the addition of an entry patio, and landscape enhancements with tree plantings, shrubs, and ground covers.

#### Funding and Project Cost Verification

**This project is within cost.** The Budget Act of 1998 appropriated funds to the Department of General Services (DGS) for the seismic retrofit of the Lincoln Theater and the installation of a new heating, ventilation, and air conditioning (HVAC) system. During the preliminary planning phases of these projects, the Friends of the Lincoln Theater approached the Department of

Veterans Affairs (DVA) and offered to donate millions of dollars for the theater's total renovation. With Finance oversight and direction, the seismic and HVAC projects were postponed so that the work could be coordinated with the renovation. The delay resulted in the reversion of funds appropriated for the seismic work and the reappropriation of funds appropriated for the HVAC system were provided to DVA. In total, \$18,000 of the amount appropriated by the Budget Act of 1998 for the HVAC system was expended for preliminary plans plus an additional \$966,000 of donated funds for the preliminary plans and working drawings. The remaining funds are appropriated in the Budget Act of 2000, including \$590,000 General Fund, \$656,000 Earthquake Safety and Public Buildings Rehabilitation Fund of 1990, and \$9,800,000 Reimbursements provided by the Friends of the Lincoln Theater.

\$12,262,000 total estimated project cost

\$984,000 project costs previously allocated: \$481,000 preliminary plans; \$503,000 working drawings

\$11,359,000 project costs to be allocated: \$11,359,000 construction (\$9,795,000 contract, \$686,000 contingency, \$603,000 A&E costs, \$275,000 other project costs) at CCCI 3909

#### CEQA

The Notice of Determination was filed with the State Clearinghouse on January 5, 2000, and the waiting period expired on February 5, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	July 2000
Complete construction:	Feb 2002

**Staff Recommendation:** Approve preliminary plans and the release of working drawing funds.

## ACTION ITEMS

### ACTION – ITEM 24

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**LASSEN-MODOC RANGER UNIT HEADQUARTERS, LASSEN COUNTY**  
Replace Apparatus Building and Auto Shop

*Authority: Chapter 324/98, Item 3540-301-0001(8)*  
*Chapter 50/99, Item 3540-301-0660(1)*

- a. Approve project termination
- b. Approve reversion

**\$1,099,000**

**APPROVED. (Corrected during the July 14, 2000 meeting.)**

## ACTION ITEMS

### STAFF ANALYSIS – ITEM 24

Department of Forestry and Fire Protection, Lassen-Modoc Ranger Unit Headquarters, Auto Shop and Apparatus Building Replacement

#### Action Requested

**The requested action will approve the termination of the project and allow the reversion of construction funds.**

#### Scope Description

**This project is not within scope.** The project was to provide for a 5-bay auto shop with attached bulldozer storage, restroom and tool storage area, and a 1,984 gsf apparatus building. The project also included site grading; paving; curbs and sidewalks; underground utilities and the demolition of the existing shop and apparatus building. The Department of Forestry and Fire Protection (CDF) would provide the construction activities for the apparatus building, related site work, and demolition as agency retained. Preliminary plans and working drawings design activities would be provided by the Department of General Services (DGS).

Item 3540-301-0001(8), Budget Act of 1998 provided funding for the preliminary plans and working drawings. These funds were transferred to the DGS to complete the design work for the entire project. However, CDF performed the design activities for the agency retained portion of the project without the necessary authorization and funded these activities through its support budget without prior approval.

#### Funding and Project Cost Verification

**This project is not within cost.** The cost of the preliminary plan and working drawing phase has increased due to the use of the department's support funds. Though CDF has not provided a cost estimate for its in-house design activities, DGS submitted a revised cost estimate requesting an additional \$85,000 to develop working drawings for the entire project.

\$1,358,000 total estimated project cost

\$174,000 project costs previously allocated: preliminary plans \$105,000 and working drawings \$69,000

\$1,099,000 project costs to be allocated: construction (\$700,000 contract; \$35,000 contingency; \$90,000 A&E; and \$274,000 agency retained)

\$85,000 DGS estimated design activities deficit

#### Other

Due to CDF's unauthorized pre-construction activities and design phase augmentation, this project is no longer within approved scope or cost and should be terminated. Department of Finance will continue to work with CDF to ensure compliance with the State Administrative Manual requirements for capital outlay projects.

**Staff Recommendation: Approve termination of the project and allow the reversion of construction funds.**

## **OTHER BUSINESS**

## **REPORTABLES**

To be presented at meeting.

Date:

Respectfully Approved,

STEPHEN R. LEHMAN  
Assistant Administrative Secretary

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